093.0	0005	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,700 /	708,700
					USE VALUE:	708,700 /	708,700
					ASSESSED:	708,700 /	708,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEALEY JOHN F III/TR	
Owner 2:	HEALEY 116 RONALD ROAD REALTY	
Owner 3:	TRUST	
Street 1:	116 RONALD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HEALEY JOHN F III -
Owner 2:	-
Street 1:	116 RONALD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Clapboard Exterior and 1988 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	301,300		407,400	708,700
Total Card	0.124	301,300		407,400	708,700
Total Parcel	0.124	301,300		407,400	708,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.49 | /Parcel: 356.49

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	60702
GIS Ref	
GIS Ref	
Insp Date	08/20/18

!7644!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,300	0	5,400.	407,400	708,700		Year end	12/23/2021
2021	101	FV	292,600	0	5,400.	407,400	700,000		Year End Roll	12/10/2020
2020	101	FV	292,600	0	5,400.	407,400	700,000	700,000	Year End Roll	12/18/2019
2019	101	FV	231,100	0	5,400.	413,200	644,300	644,300	Year End Roll	1/3/2019
2018	101	FV	229,000	0	5,400.	308,500	537,500	537,500	Year End Roll	12/20/2017
2017	101	FV	229,000	0	5,400.	279,400	508,400	508,400	Year End Roll	1/3/2017
2016	101	FV	229,000	0	5,400.	267,700	496,700	496,700	Year End	1/4/2016
2015	101	FV	224,100	0	5,400.	227,000	451,100	451,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7644

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEALEY JOHN F I	64762-302		1/6/2015	Convenience	1	No	No		
HEALEY JOHN F I	64686-516		12/19/2014	Convenience	1	No	No		
HEALEY JOHN F I	61944-123		6/4/2013	Convenience	1	No	No		
HEALEY MANUELA	61912-323		5/31/2013	Family	300,000	No	No		
HEALEY JOHN F J	33045-94		6/12/2001	Family	1	No	No		John F Healey Jr dod 7/23/09
	13511-352		8/1/1978		56,500	No	No		Y

PRINT

Date	Time
12/30/21	05:55:37

LAST REV

Date	Time
09/21/18	09:53:28
apro	

USER DEFINED

Prior Id # 1:	60702
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	Meas/Inspect	BS	Barbara S
4/1/2009	Measured	197	PATRIOT
3/10/2000	Inspected	264	PATRIOT
1/28/2000	Measured	263	PATRIOT
8/5/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	407,401	Spl Credit		Total:	407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	1.00300002
Adj $ / SQ:	189.567
Other Features:	76000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409406
Depreciation:	108083
Depreciated Total:	301323

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

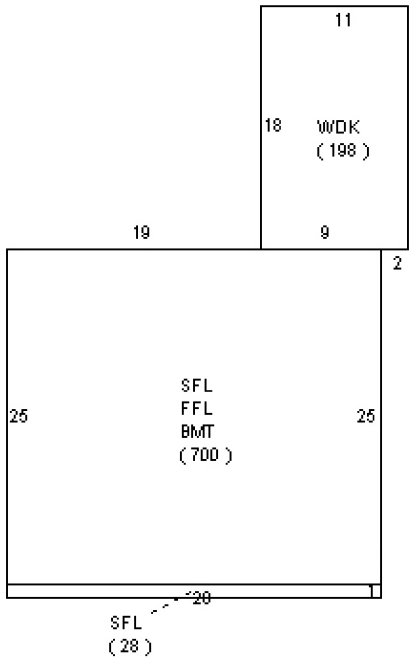
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.57
Special Features:	0	Val/Su Net:	129.54
Final Total:	301300	Val/Su SzAd	210.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	728	189.570	138,005
BMT	Basement	700	86.440	60,510
FFL	First Floor	700	189.570	132,697
WDK	Deck	198	11.080	2,195

Net Sketched Area:	2,326	Total:	333,407
Size Ad	1428	Gross Area	2326	FinArea	1988
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

093.0-0005-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X15	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	